

**WELWYN HATFIELD BOROUGH COUNCIL – DEVELOPMENT MANAGEMENT
DELEGATED REPORT**

APPLICATION No:	W6/2013/953/EM
APPLICATION Site:	57 Lemsford Lane, Welwyn Garden City

NOTATION:

The site lies within the Estate Management Scheme area under the Leasehold Reform Act 1967

DESCRIPTION OF SITE:

57 Lemsford Lane is a two storey, red brick, end-of-terrace dwelling. The terrace is set back from the main part of Lemsford Lane beyond a grassed square and can be accessed by a footpath.

The property has a rear patio area which is on higher ground than the rest of the garden. This is the same for all the properties in the terrace.

The surrounding area is residential in character. There is a mixture of type of dwellings. To the rear (south-west) of the property's garden is woodland and then the motorway. To the south of the application site is a communal garage block. The access road runs alongside the application site. The boundary is marked by tall hedgerow which means views into the property's rear garden are limited.

DESCRIPTION OF PROPOSAL:

This application seeks permission for a single storey rear extension.

EMS HISTORY:

None

POLICIES:

Estate Management Scheme (EMS) Policies (October 2008):

EM1 – Extensions and Alterations

CONSULTATIONS: None

TOWN/PARISH COUNCIL COMMENTS: None

REPRESENTATIONS:

This application has been advertised and no representations have been received.
Period expired

DISCUSSION:

The main issue is:

- 1. Whether the proposal maintains and enhances the amenities and values of Welwyn Garden City and neighbouring occupiers**

EM1 – Extensions and Alterations

Policy EM1 of the Estate Management Scheme is relevant and concerns extensions and alterations. It seeks to preserve the unique architectural heritage of the town and its buildings and only allows extensions and alterations if they are in keeping with the design, appearance, materials and architectural detailing used in the existing building and do not have a detrimental impact on the amenities and values of the surrounding area or the residential amenity of adjoining occupiers.

It is considered that the proposal, by virtue of its siting, scale and detailed design, maintains and enhances the amenities and values of the Garden City.

In relation to the impact on the residential amenity of adjoining occupiers the impact of the proposed development is measured in terms of access to day/sun/sky light, overshadowing, loss of privacy/overlooking and impact on outlook. Given the design of the proposal it is considered that the proposal would not be detrimental to the residential amenity of adjoining occupiers sufficient enough to warrant refusal.

CONCLUSION:

It is considered that the proposal maintains and enhances the amenities and values of the Garden City and is therefore in compliance with the Estate Management Scheme.

RECOMMENDATION: APPROVAL WITH CONDITIONS

EM01.a – 1. This consent shall expire three years after the date hereof (or such other extended date as the Council may agree) unless the works hereby approved shall be completed before that date.

2. All works carried out in pursuance of this consent shall be and remain part of the Premises and shall be subject to the terms and conditions of the conveyance in all respects as if such works had at all times formed part of the Premises.

3. This consent or copy hereof shall be annexed to the Conveyance.

4. There shall be no encroachment over the boundary of the plot either above or below ground level, nor any interference with the foundations of the adjoining property without the agreement of the adjoining owner or lessee.

5. This consent now issued is given by the council only in accordance with the requirements of the Management Scheme/Conveyance or Leasehold Covenants.

REASON: To comply with the requirements of the Estate Management Scheme

6. The development/works shall not be started and completed other than in accordance with the approved plans and details: Drawing No.01 received and dated 9th May 2013 unless otherwise agreed in writing by the local planning authority.

REASON: To ensure that the development is carried out in accordance with the approved drawings and any changes must be agreed in advance in writing by the local planning authority.

7. The brickwork, bonding, mortar and architectural detailing (including soffits, eaves, external pipe work and guttering) of the approved extension shall match that used in the existing dwelling, unless otherwise agreed in writing by the council.

REASON: To protect the character and appearance of the original building and the amenities of the area in accordance with the requirements of the Leasehold Reform Act 1967 Estate Management Scheme for Welwyn Garden City and policy EM1

SUMMARY OF REASONS FOR THE GRANT OF PERMISSION:

It is considered that the proposed development does not have an unacceptably harmful impact on the residential amenity or the character of the area in which it is located. It is therefore in compliance with the Estate Management Scheme.

Signature of author..... Date.....